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Project Description 387 East Street

Prepared for;
Joanne Reed
387 East Street
Hingham, MA 02043

The lot at 387 East Street is the remaining portion of the Reed's Nursery buildings and the residence of the owners. The parcel was subdivided in 2016 into 3 separate lots. This lot is approximately 57,000 square feet and is bordered on the south by the Recreation Department skating pond. The wetlands as flagged (flag nos. 1-18) are all located adjacent to the pond. The FEMA floodplain Zone AE & A are also located along the pond as shown on the plan. The existing house is a 3-bedroom dwelling that is located along the southerly edge of the parcel approximately 84' from East Street and just 50' off of the edge of the pond. There is no direct driveway access to the dwelling, the lot is accessed through the southerly gravel driveway which provided access to the rear of the former nursery buildings. A turnout from this driveway provides sufficient space for 2 cars to park. Access to the front of the house is via a gravel walkway down to the front door from the parking spaces. The existing sewage disposal system for the dwelling is located south of the dwelling between the house and the edge of the pond within the limits of the FEMA floodplain which extends right up to the foundation. It is currently only 18' from the edge of the BVW as flagged. It is a conventional system which consists of a 1000-gallon septic tank and a 10' x 40' leaching field.

The former nursery building is a 2330 square foot slab on grade combination retail outlet and greenhouse, which is located at the northerly edge of the parcel approximately 31' off of East Street. There is direct paved access from East Street up to 2 garage doors at the front of the building. There is a toilet and wash sink in the former retail area. Flows from this area discharge into a cesspool which is located just north of the building. There is also a shed behind the retail building, A gravel access driveway extends around the retail building and around the shed. There is a stone retaining wall along the property line between 383 and 387 East Street.

The proposed activity is to repair the 2 septic systems. Based upon the presence of ledge on site, the only area available for the repair is behind the shed. Both leaching facilities will be located in this area where it is currently part of the gravel access roadway system around the former nursery buildings. The leaching facilities will consist of 3 rows of 12 Infiltrator model quik4 Plus3 Chambers. They will be 62' from the limits of the wetlands at their closest. Since they will be located in the gravel driveway, no vegetation will be disturbed in conjunction with the installation of the leaching field. At the dwelling, the existing septic tank will be replaced by a new 1500-gallon septic tank. A 1,000-gallon pump chamber will also be set in the area of the former leaching facilities. Access to set these tanks will be through a gravel path that runs from the rear of the shed to the back of the dwelling. Effluent from the pump chamber will flow through a 2" force main up to a d-box which will feed 2 of the 3 rows. All of the disturbance within the buffer

to the wetlands will occur at the rear of the existing dwelling and the leaching facilities. The 2 tanks will be inside the buffer and at their closest will be approximately 27' from the wetlands. There is an existing stone wall that lines the gravel path between the tanks and the wetlands that will remain in place. Straw wattles will be set along the toe of the wall to provide erosion protection during construction. There will be no grade changes in this area in association with the repair. Once the tanks are set, this area will be returned to its current condition. In the area of the proposed leaching, a 12" mulch log will be set along the outside edge of the gravel driveway for erosion protection during the construction phase. The grade over the leaching facilities will be raised approximately a foot to provide cover over the chambers. A gravel surface will continue to be maintained over this area. Overall, approximately 4,700 square feet of the buffer will be temporarily disturbed by the proposed repair. This includes 1,00 square feet within the 50' buffer. It is important to note that nearly all of the disturbed area will be located within the area of the gravel driveway and gravel walkways from the house to the former retail buildings. Minimal disturbance will be made to the landscaped areas between the house and the gravel driveway.

The 1,500-gallon septic tank for the retail building will be located just north of the structure well outside the 100' buffer. Flow from this tank will be by gravity down to the leaching chambers between the shed and the property line. Except for the d-box at the leaching facilities, all of this disturbance will be outside of the buffer. Except for a former vegetable garden area behind the shed, all of this activity will be in areas that are currently gravel covered also.